040.0	0002	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	692,300 / 692,300
					USE VALUE:	692,300 / 692,300
					ASSESSED:	692,300 / 692,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
48	-50	RAWSON RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MATHUR RAJIVE K/TRUSTEE
Owner 2:	MATHUR IRREVOCABLE TRUST
Owner 3:	
Street 1:	33 LIDO LN
Street 2:	
Twn/City:	BEDFORD
St/Prov:	MA Cntry: Own Occ: N
Postal:	01730 Type:

PREVIOUS OWNER

Owner 1:	MATHUR MOOL RAJ & KANTI -
Owner 2:	-
Street 1:	50 RAWSON RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,613 Sq. Ft. of land mainly classified as Two Family with a Ranch Building built about 1950, having primarily Wood Shingle Exterior and 2554 Square Feet, with 2 Units, 2 Baths, 1 3/4 Bath, 0 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5613.000	221,600		470,700	692,300
Total Card	0.129	221,600		470,700	692,300
Total Parcel	0.129	221,600		470,700	692,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 271.11 | /Parcel: 271.1

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	26475
GIS Ref	
GIS Ref	
Insp Date	02/26/19

!3268!

PREVIOUS ASSESSMENT

Parcel ID: 040.0-0002-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	221,600	0	5,613.	470,700	692,300	692,300	Year End Roll	12/18/2019
2019	104	FV	199,600	0	5,613.	500,100	699,700	699,700	Year End Roll	1/3/2019
2018	104	FV	199,600	0	5,613.	364,800	564,400	564,400	Year End Roll	12/20/2017
2017	104	FV	199,600	0	5,613.	317,700	517,300	517,300	Year End Roll	1/3/2017
2016	104	FV	199,600	0	5,613.	270,700	470,300	470,300	Year End	1/4/2016
2015	104	FV	198,700	0	5,613.	264,800	463,500	463,500	Year End Roll	12/11/2014
2014	104	FV	198,700	0	5,613.	217,700	416,400	416,400	Year End Roll	12/16/2013
2013	104	FV	198,700	0	5,613.	207,100	405,800	405,800		12/13/2012

PRINT

Date	Time
12/10/20	18:33:35

LAST REV

Date	Time
09/09/19	10:34:14
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 3268

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MATHUR MOOL RAJ	48627-413		12/7/2006	Family	1	No	No		
	14074-65		9/1/1980		70,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/14/2011	1121	Re-Roof	4,700					
9/27/2004	918	Porch	17,500					REMOVE/REPL PORCH

ACTIVITY INFORMATION

Date	Result	By	Name
8/1/2019	Mail Update	JO	Jenny O
2/26/2019	Meas/Inspect	DGM	D Mann
11/10/2018	MEAS&NOTICE	HS	Hanne S
1/6/2009	Meas/Inspect	294	PATRIOT
4/12/2000	Inspected	276	PATRIOT
3/1/2000	Measured	263	PATRIOT
8/14/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	26475
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5613		Sq. Ft.	Site		0	80.	1.05	1									470,711						470,700	

Total AC/HA:	0.12886	Total SF/SM:	5613	Parcel LUC:	104	Two Family	Prime NB Desc:	ARLINGTON	Total:	470,711	Spl Credit		Total:	470,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	2	Total:	2
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1950	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	3 - Hardwood	25	%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Fair
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Fair
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Fair
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	FA - Fair-Avg	35.	%
Functional:	L - Layout	15.	%
Economic:			%
Special:			%
Override:			%
	Total:	45.26	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.23139524
Const Adj.:	1.00250006
Adj $ / SQ:	117.275
Other Features:	109000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	404754
Depreciation:	183192
Depreciated Total:	221562

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	4	Baths:	2	HB	

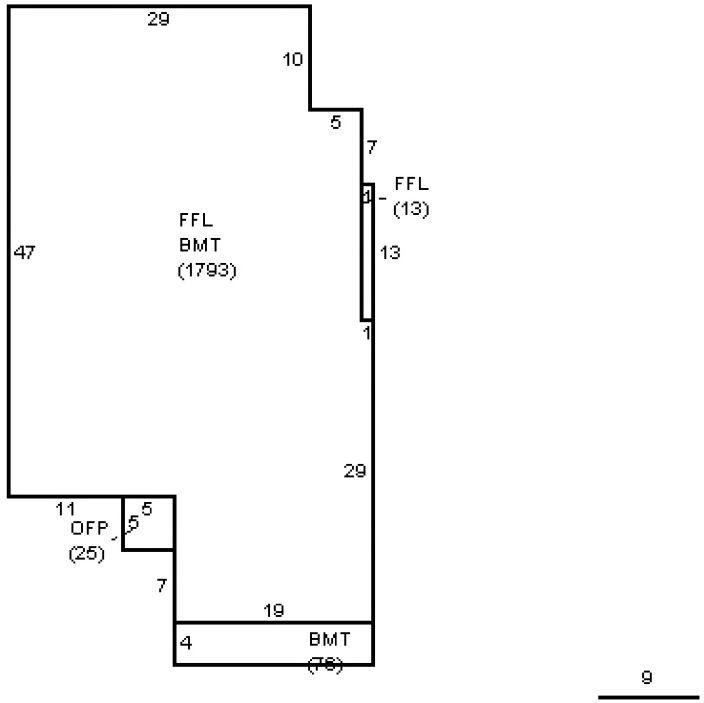
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
1	3	1	
Totals			
2	9	4	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,869	44.330	82,853
FFL	First Floor	1,806	117.280	211,799
OFP	Open Porch	25	44.110	1,103
	Net Sketched Area:	3,700	Total:	295,755
Size Ad	1806	Gross Are	3700	FinArea 2554

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40	A	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	117.28
Special Features:	0	Val/Su Net:	59.89
Final Total:	221600	Val/Su SzAd	122.70

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	2	8X10	A	AV	2016	0.00	T	2.4	104						

PARCEL ID

040.0-0002-0004.0

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc